

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
W/S Nuwood Drive, 300' N of the \* ZONING COMMISSIONER  
C/L of Baltimore National Pike (6600 Baltimore National Pike) \* OF BALTIMORE COUNTY  
1st Election District \* Case No. 91-67-A  
Herb Thaxler and Arnold Kohn (H&K Company), et al \* Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit two free-standing business signs with a total 138 sq.ft. in lieu of the maximum permitted 100 sq.ft. in accordance with Petitioner's Exhibit 1.

The Petitioners, by Lee Miller, Real Estate Representative for Econo Lube N' Tune, Contract Lessee, appeared and testified. Also appearing on behalf of the Petition was William Monk, Land Use Planner. There were no Protestants.

Testimony indicated that the subject property, known as 6600 Baltimore National Pike, consists of 0.31 acres more or less zoned B.R. is presently unimproved. Said property is located within an existing shopping center and behind a Signet Bank building. Petitioners are desirous of leasing the subject site to Econo Lube N' Tune for purposes of operating a drive-thru auto service franchise. Testimony indicated that the requested variances are needed for the existing Signet Bank sign, which is double-faced and contains 90 sq.ft. total, and the proposed Econo Lube N' Tune sign which will be single-faced and contain 48 sq.ft. total. Mr. Miller testified the proposed sign is needed due to the fact that the proposed building will be located approximately 260 feet from the main road, behind the existing Signet Bank building, as depicted in Petitioner's Exhibit 6, within the shopping center property. Testimony indicated the relief re-

quested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of October, 1990 that the Petition for Zoning Variance to permit two freestanding business signs with a total 138 sq.ft. in lieu of the maximum permitted 100 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 10/30/90 By JRH:bjs

- 2 -

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3855

J. Robert Haines  
Zoning Commissioner

October 30, 1990

Messrs. Herb Thaxler and Arnold Kohn  
H&K Company  
3809 Clarks Lane  
Baltimore, Maryland 21215

RE: PETITION FOR ZONING VARIANCE  
W/S Nuwood Drive, 300' N of the c/l of Baltimore National Pike  
(6600 Baltimore National Pike)  
1st Election District - 1st Councilmanic District  
Herb Thaxler and Arnold Kohn, et al - Petitioners  
Case No. 91-67-A

Dear Messrs. Thaxler and Kohn:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

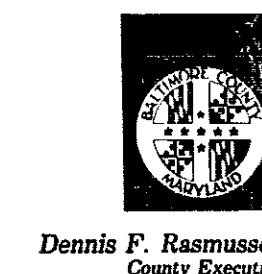
J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: Ms. Nancy Patterson  
P.O. Box 2470, Newport Beach, CA 92658

People's Counsel

File



Dennis F. Rasmussen  
County Executive

#### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-67-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2 (f) to permit 2 free-standing business signs (one 90 sq. ft. double faced sign exists) with a total of 138 sq. ft. in lieu of the permitted 100 sq. ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)  
The sign is necessary due to the fact that the Econo Lube N-Tune facility is situated approximately 260 feet off of the main road (Baltimore National Pike) and is directly behind the existing Signet Bank building. The sign is single faced and directed towards Baltimore National Pike.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Tenant/Applicant: Nancy Patterson  
(Type or Print Name)  
Signature: Nancy Patterson  
Address: P.O. Box 2470  
(Type or Print Name)  
City and State: Newport Beach, CA 92658

Legal Owner(s): Herb Thaxler (H&K Company)  
(Type or Print Name)  
Signature: Herb Thaxler  
Arnold Kohn (H&K Company)  
(Type or Print Name)  
Signature: Arnold Kohn  
Address: 3809 Clarks Lane  
(Type or Print Name)  
City and State: Baltimore, Maryland 21215

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
William Monk  
100 W. Pennsylvania Ave., Suite 305  
Towson, MD 21204  
Address  
Phone No. 494-8931

Attorney's Telephone No.: 494-8931

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of October, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of October, 1990, at 10:30 a.m.

J. Robert Haines  
Zoning Commissioner of Baltimore County

(over)

mark - 7/25/90  
avail anytime  
extime for filing

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 1st Date of Posting September 27, 1990  
Posted for: Variance  
Petitioner: Nancy Patterson Econo Lube-N-Tune  
Location of property: W/S Nuwood Drive, 300' N of Baltimore National Pike  
Location of Signs: W/S Nuwood Drive in front of subject property  
Remarks: S.J. Orata  
Posted by: S.J. Orata Date of return: September 28, 1990  
Number of Signs: 2

STV/LYON ASSOCIATES  
ENGINEERS ARCHITECTS PLANNERS  
21 GOVERNOR'S COURT  
BALTIMORE, MD 21207-2722  
301/964-9112 FAX 301/298-2794  
Telex 87999

ZONING DESCRIPTION FOR  
ONE MILE WEST SHOPPING CENTER  
NORTHWEST CORNER OF BALTIMORE NATIONAL PIKE AND NUWOOD DRIVE  
ELECTION DISTRICT NO. 1  
BALTIMORE COUNTY, MARYLAND.

BEGINNING at a point on the northeasterly side of Baltimore National Pike, U.S. Route No. 40, (150 feet wide), distant 51.36 feet northwesterly of the centerline of Nuwood Road, thence along said northeasterly side of Baltimore National Pike, by a curve to the right having,

1. A radius of 7,564.44 feet, an arc length of 519.63 feet, said curve being subtended by a chord bearing North 64°14'59" West 519.53 feet to a point, thence leaving Baltimore National Pike, and running;
2. North 15°25'20" East 702.27 feet to a point, to intersect the southwesterly side of Dlong Road (60 feet wide), thence along same, the three following courses and distances,
3. South 72°09'10" East 286.31 feet to a point, thence by a curve to the right having,
4. A radius of 8,276.23 feet, an arc length of 212.26 feet, said curve being subtended by a chord bearing South 71°25'09" East 212.25 feet to a point, thence,
5. South 70°41'00" East 32.08 feet to a point at the beginning of a site flare (or street fillet), thence along same,
6. South 33°59'40" East 16.07 feet to a point, to intersect the northwesterly side of Nuwood Road (70 feet wide), thence along same, the three following courses and distances,
7. South 02°33'49" West 15.26 feet to a point, thence by a curve to the right having,
8. A radius of 10.30 feet, an arc length of 190.98 feet, said curve being subtended by a chord bearing South 10°47'28" West 190.32 feet to a point, thence,
9. South 19°01'07" West 542.68 feet to a point at the beginning of a site flare (or street fillet), thence along same,
10. South 66°25'40" West 20.31 feet to the point of beginning.

CONTAINING 9.3210 acres (or 406,021 square feet) of land, more or less.

Mark A. Riddle  
STV/LYON ASSOCIATES  
Mark A. Riddle  
MD Professional Land Surveyor No. 10899

July 25, 1990

# 37

STV ENGINEERS, Engineers Architects Planners Interior Designers Professional Member Firm  
STV/Michael Lynn & Associates STV/Lyon Associates STV/H.D. Montgomery STV/Sanders & Thomas STV/Sentry Stevenson Value & Knecht

#### CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 6 successive weeks, the first publication appearing on 9-20-90.

CATONSVILLE TIMES

5. Zeke Orlan  
Publisher

\$ 79.26

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., 9-25-90  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-20-90.

THE JEFFERSONIAN,

5. Zeke Orlan  
Publisher

\$ 79.26

\$ 104.26

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 on the following:  
Petition for Zoning Variance Case number: 91-67-A  
W/S Nuwood Drive, 300' N of Baltimore National Pike One Mile West Shopping Center - 6600 Baltimore National Pike  
1st Election District  
1st Councilmanic District  
Legal Owner(s): Herb Thaxler, Arnold Kohn, H&K Company  
Tenant/Applicant: Nancy Patterson/Econo Lube-N-Tune  
Hearing Date: Wednesday, Oct. 17, 1990 at 10:30 a.m.  
Variance to permit two free standing business signs one 90 sq. ft. double faced sign exists with a total of 138 sq. ft. in lieu of the permitted 100 sq. ft.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in the office by the date of this hearing set above or presented at the hearing.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
C48210 Sept. 28

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 on the following:  
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J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
C48210 Sept. 28

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

No 3031

7/25/90

H5100037

PUBLIC HEARING FEES QTY PRICE  
020 -ZONING VARIANCE (OTHER) 1 X \$175.00  
TOTAL: \$175.00

LAST NAME OF OWNER: ECONO LUBE-N-TUNE

Please make checks payable to: Baltimore County  
CASH BUSINESS DAY

Cashier Validation

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

receipt  
No 3679

Date 9/16/90  
PUBLIC HEARING FEES QTY PRICE  
020 -POSTING SIGNS / ADVERTISING 1 X \$104.26  
TOTAL: \$104.26  
LAST NAME OF OWNER: ECONO LUBE-N-TUNE  
04404008AMCHRC \$104.26  
8A C01011AM10-17-90  
Please make checks payable to: Baltimore County  
Cashier Validation



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

DATE OCT 12 1990

Nancy Patterson  
P. O. Box 2470  
Newport Beach, CA 92658

Re: Petition for Zoning Variance  
CASE NUMBER: 91-67-A  
W/S Nuwood Drive, 300' N c/l Baltimore National Pike  
One Mile West Shopping Center - 6600 Baltimore National Pike  
1st Election District - 1st Councilmanic  
Legal Owner(s): Herb Thaxler, Arnold Kohn, HHM Company  
Tenant/Applicant: Nancy Patterson/ Econo Lube-N-Tune  
HEARING: WEDNESDAY, OCTOBER 17, 1990 at 10:30 a.m.

Dear Petitioner:

Please be advised that \$ 104.26 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE GROUND SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs

cc: William Mark

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

August 20, 1990

### NOTICE OF HEARING

Dennis F. Rasmussen  
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance  
CASE NUMBER: 91-67-A  
W/S Nuwood Drive, 300' N c/l Baltimore National Pike  
One Mile West Shopping Center - 6600 Baltimore National Pike  
1st Election District - 1st Councilmanic  
Legal Owner(s): Herb Thaxler, Arnold Kohn, HHM Company  
Tenant/Applicant: Nancy Patterson/ Econo Lube-N-Tune  
HEARING: WEDNESDAY, OCTOBER 17, 1990 at 10:30 a.m.

Variance to permit two free standing business signs (one 90 sq. ft. double faced sign exists) with a total of 138 sq. ft. in lieu of the permitted 100 sq. ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: HHM Company  
Nancy Patterson  
William Mark

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

October 4, 1990

Mr. Herb Thayler  
HHM Company  
3809 Clarks Lane  
Baltimore, MD 21215

Dennis F. Rasmussen  
County Executive

RE: Item No. 37, Case No. 91-67-A  
Petitioner: Herb Thayler, et ux  
Petition for Zoning Variance

Dear Mr. Thayler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Nancy Patterson  
P.O. Box 2470  
Newport Beach, CA 92658

OCT 17 91-67-A

### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: October 10, 1990  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Herb Thayler (HHM Company), Item No. 37  
REVISED COMMENT

The Petitioner requests a Variance to permit two free-standing business signs with a total of 138 sq. ft. in lieu of the permitted 100 sq. ft.

This office supports the Petitioner's request should a consolidated sign package incorporating the anticipated fast food establishment be submitted.

Should the Petitioner's request be granted, staff recommends the following conditions:

- A landscape plan shall be filed with the Baltimore County landscape planner prior to the issuance of any permits.
- Any planting in the street right-of-way shall be maintained by the Petitioner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM37/ZAC1

### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: September 5, 1990  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Herb Thayler (HHM Company), Item No. 37

The Petitioner requests a Variance to permit two free-standing business signs with a total of 138 sq. ft. in lieu of the permitted 100 sq. ft.

Should the Petitioner's request be granted, staff recommends the following conditions:

- A landscape plan shall be filed with the Baltimore County landscape planner prior to the issuance of any permits.
- The Petitioner shall explore the possibility of a consolidated sign package since a free-standing fast food restaurant is planned for the One Mile West Shopping Center.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM37/ZAC1

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

August 10, 1990

Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 30, 31, 33, 34, 35, 36, 37, and 38.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSE/lvw

RECEIVED  
AUG 20 1990

ZONING OFFICE

### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE August 13, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING  
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES  
SUBJECT: ZONING ITEM #: 37  
PROPERTY OWNER: Herb Thaxler (HHM Company) and Arnold Kohn (HHM Company)  
LOCATION: W/S Nuwood Dr., 300' N centerline  
Baltimore National Pike  
ELECTION DISTRICT: 1st  
COUNCILMANIC DISTRICT: 1st

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- ( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- ( ) PARKING LOCATION ( ) RAMPS (degree slope)
- ( ) NUMBER PARKING SPACES ( ) CURB CUTS
- ( ) BUILDING ACCESS ( ) SIGNAGE
- ( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- X A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- ( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- ( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- X OTHER - SIGN MUST COMPLY WITH ARTICLE 29. OF THE BOCA CODE AS AMENDED BY COUNCIL BILL #158-88.

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN



Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(301) 887-6500  
Paul H. Reincke  
Chief

AUGUST 9, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: HERE THAXLER AND ARNOLD KOHN

Location: W/S NUWOOD DRIVE

Item No.: \*37 Zoning Agenda: AUGUST 14, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 28

REVIEWER: *Carl J. Kelly* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/ER

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 9, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for August 14, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 30, 31, 33, 34, 35, 36, 37, 38.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

91-67-A

1 MILE WEST SHOPPING CENTER  
6600 BALTIMORE NATIONAL PIKE  
(ROUTE 40 WEST)  
BALTIMORE COUNTY, MARYLAND

Inventory of existing signs:

- Shopping Center I.D. sign(s): Section 413.2 (e)
  - existing sign fronting on Baltimore National Pike (see Photo 1)
  - existing sign fronting on Nuwood Road (at corner of Nuwood Road and Baltimore National Pike) (see Photo 2)
- Business signs: Section 413.2 (f)
  - existing Signet Bank free standing sign (fronting on Baltimore National Pike) - sign is double faced, 5' X 9' (45 sq. ft. per side) = 90 sq. ft. total. Affidavit verifying sign area attached.
  - proposed Econo Lube -N- Tune sign (to be located on lease hold parcel) fronting on Nuwood Road - sign is single faced, 6' X 8' = 48 sq. ft. total. Sign detail on plan.

SIGN AREA COMPUTATIONS:

- Signet Bank sign:	90 sq. ft.
- Econo Lube -N- Tune sign	48 sq. ft.
	138 sq. ft.
Maximum permitted	100 sq. ft.
TOTAL VARIANCE REQUESTED:	38 sq. ft.

# 37

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

November 9, 1990

Mr. J. Robert Haines  
Zoning Commissioner, Baltimore County  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case 91-67-A

Dear Commissioner Haines:

Enclosed please find two copies of the amended site plan with the final order for filing in the case file.

Cordially,

*William P. Monk*  
William P. Monk

WPM/jg  
Enclosure

RECEIVED  
NOV 13 1990  
ZONING OFFICE

A (WPM-5): \WP51\HAINES3.LTR

ECONO  
LUBE 'N' TUNE, INC.

October 9, 1990

J. Robert Haines  
Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204

RE: Item No. 37, Case No. 91-67-A  
Petition for Zoning Variance

Dear Mr. Haines:

As Tenant/Applicant for the above referenced project, I authorize Lee Miller, Mid-Atlantic Real Estate Representative of Econo Lube 'N' Tune, to represent me at the hearing for this project on Wednesday, October 17, 1990.

Sincerely,

*Nancy Patterson*  
Nancy Patterson  
Development Manager

NLP/lb

cc: William Monk  
Lee Miller

PETITIONER'S  
EXHIBIT 1

91-67A

4911 BIRCH STREET, NEWPORT BEACH, CA 92660 • P.O. BOX 2470, NEWPORT BEACH, CA 92658 • (714) 851-2259



C O M P A N Y

3809 CLARKS LANE • 358-2151 • BALTIMORE, MARYLAND 21215

July 9, 1990

Mr. J. Robert Haines  
Zoning Commissioner  
Baltimore County  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Sign variance for Econo Lube -N- Tune  
6600 Baltimore National Pike  
1 Mile West Shopping Center  
Baltimore County, Maryland 21228

Dear Commissioner Haines:

As property owner for the above referenced shopping center and landlord for Econo Lube -N- Tune, we are granting them the authority to appear on our behalf and represent themselves as applicant in the variance hearing. They are proposing to erect a free standing sign on their demised parcel.

Cordially,

*Herbert A. Thaler*  
HMH Company  
Herbert A. Thaler, Owner

HAT/ar  
enclosures

PETITIONER'S  
EXHIBIT 2

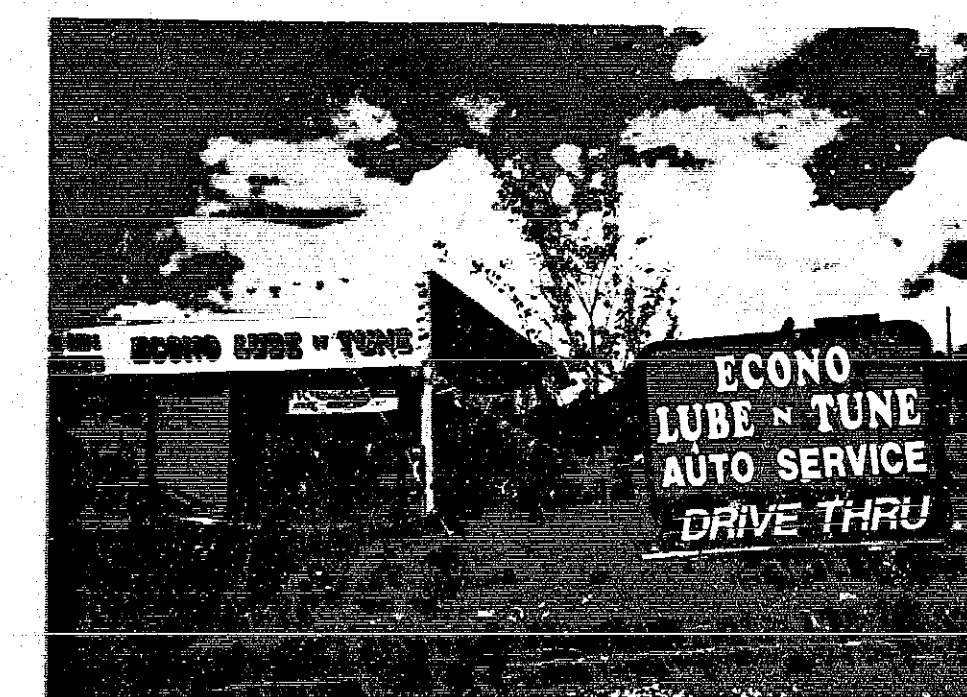
91-67A

DESIGNERS • BUILDERS

WILLIAM MONK, INC.

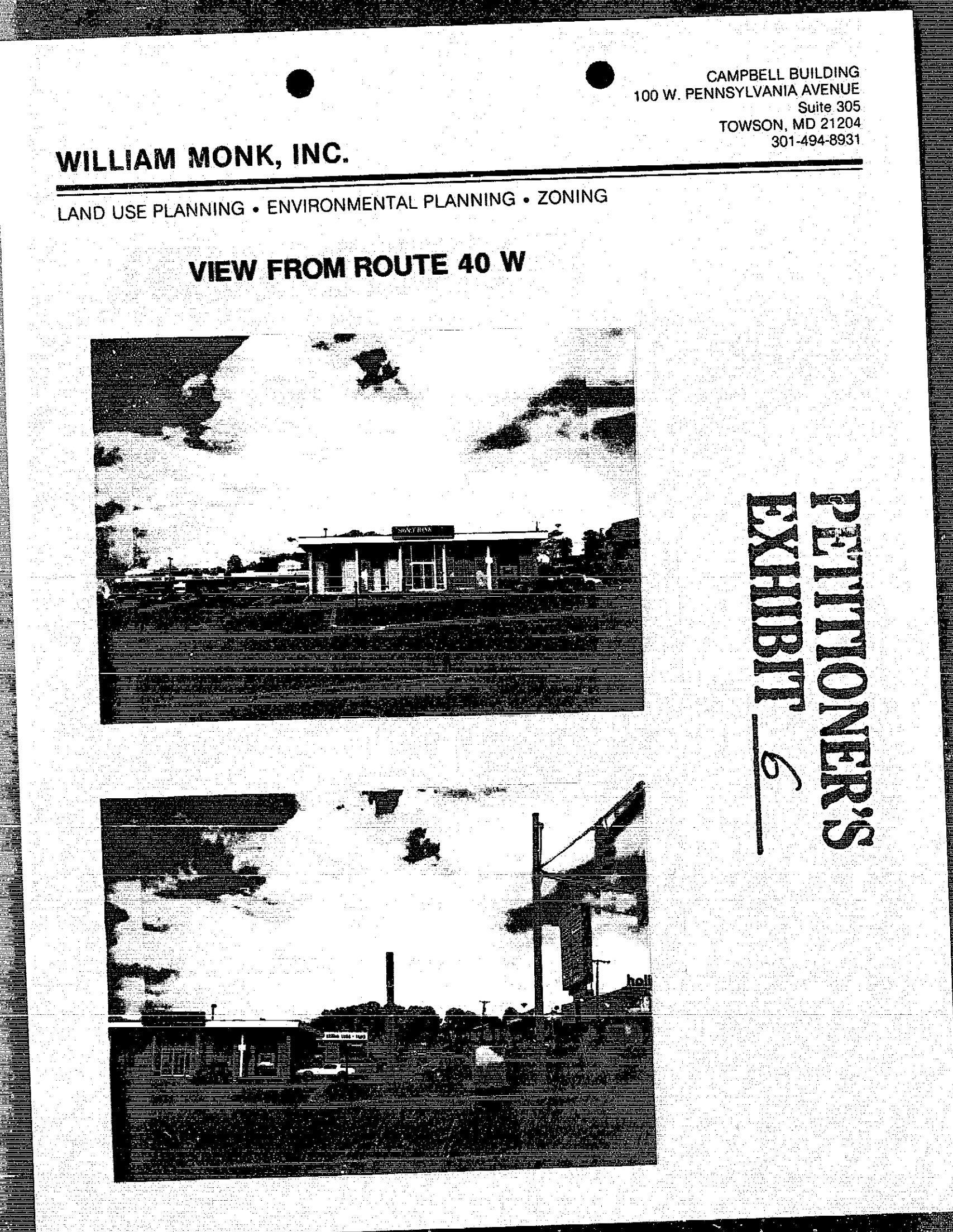
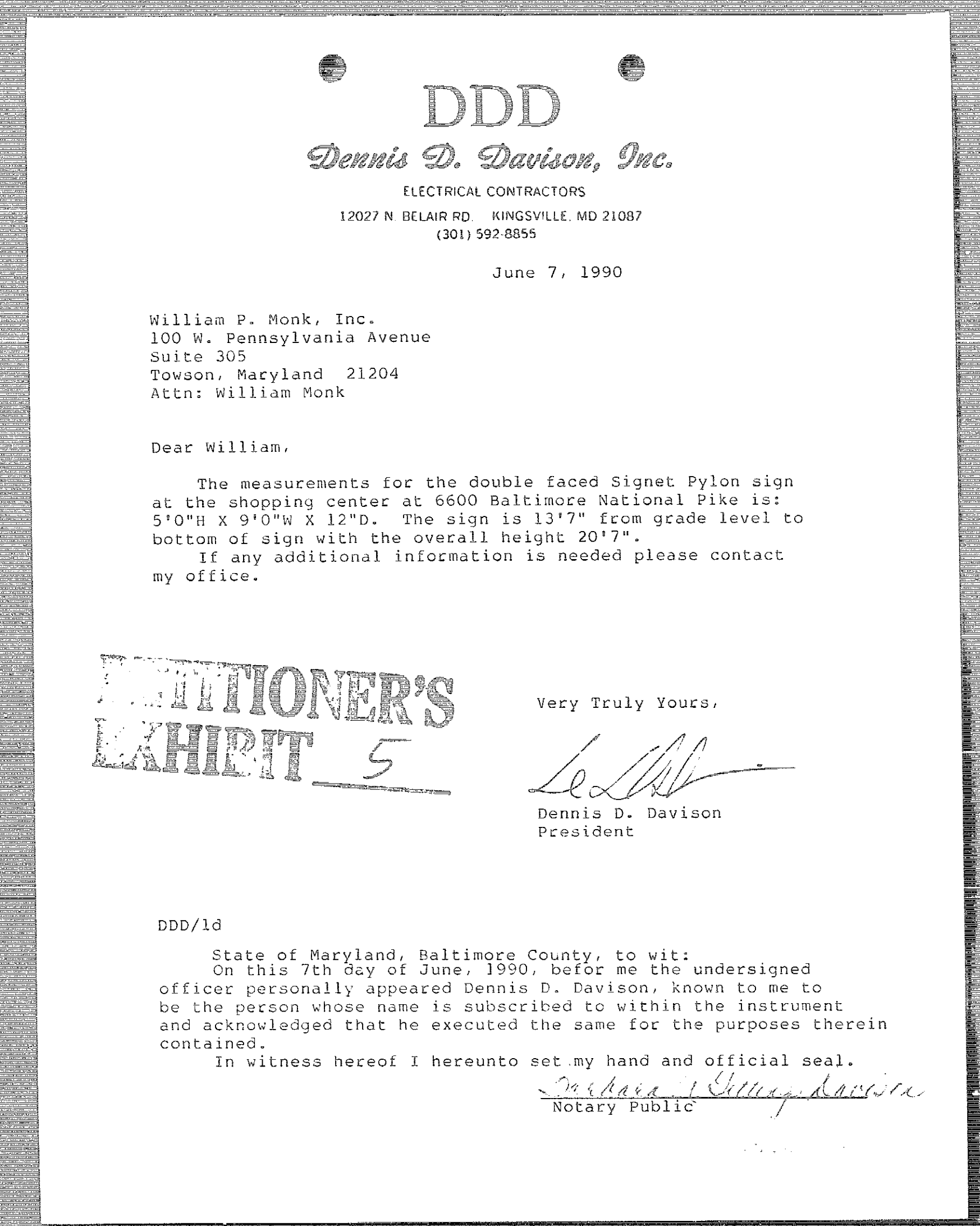
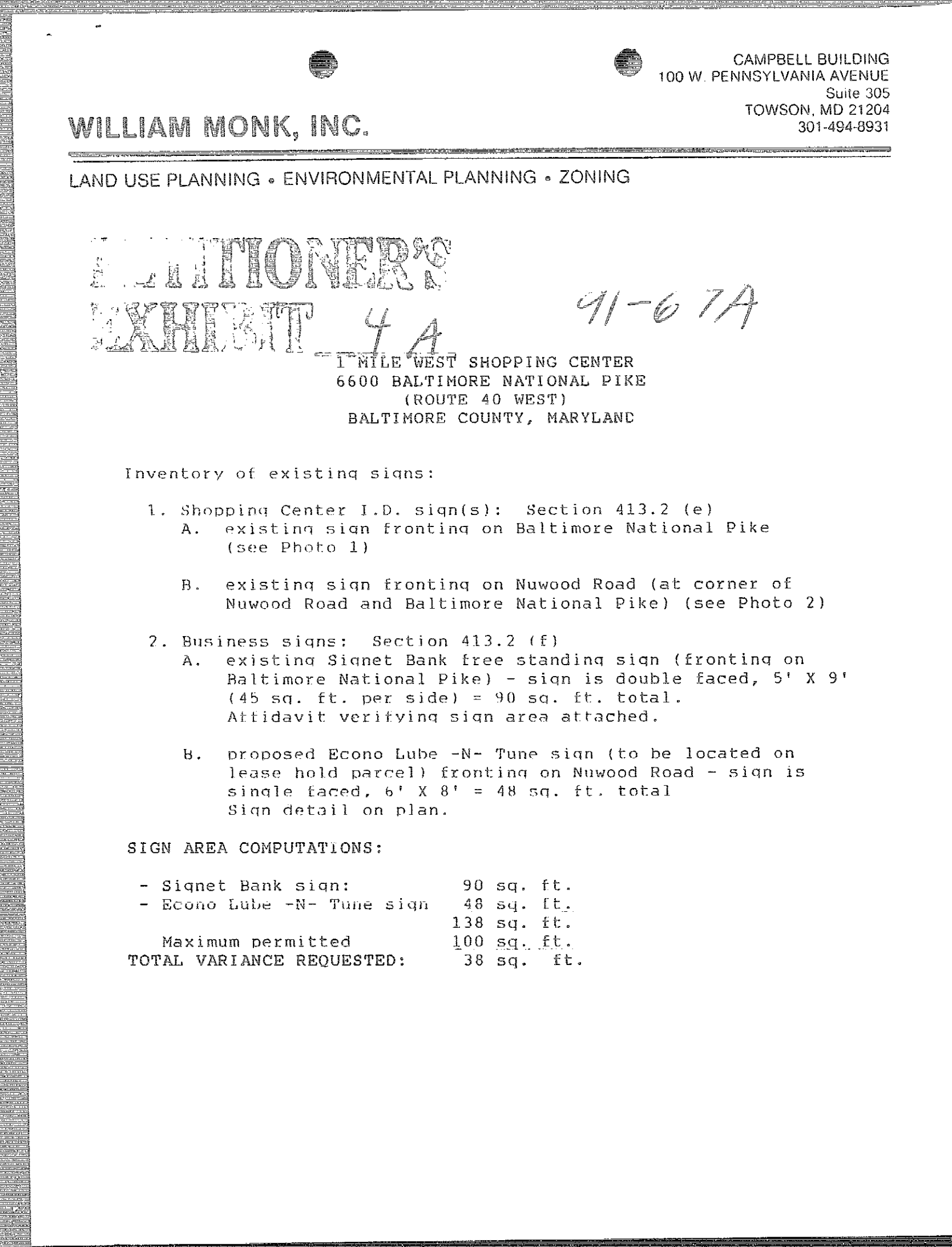
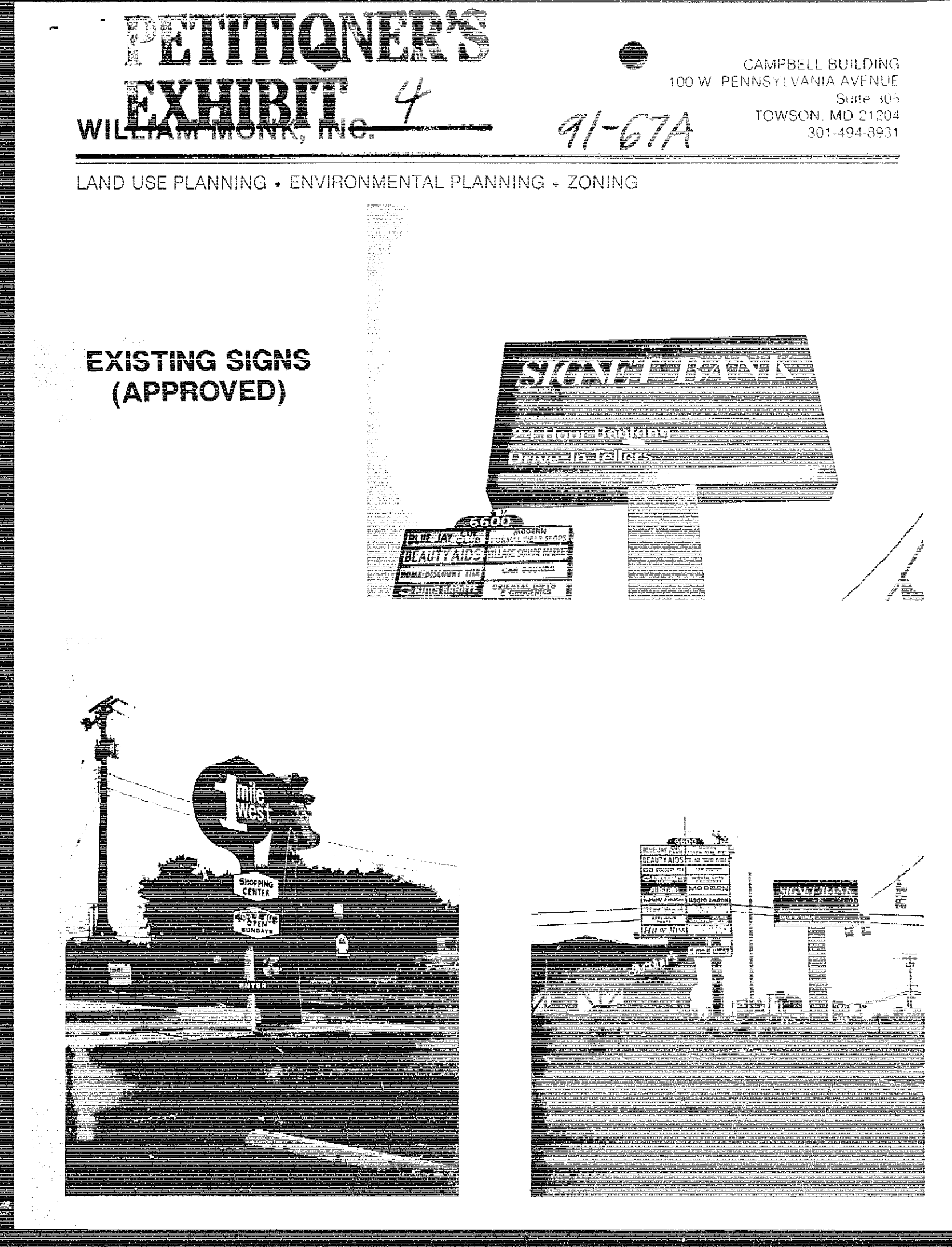
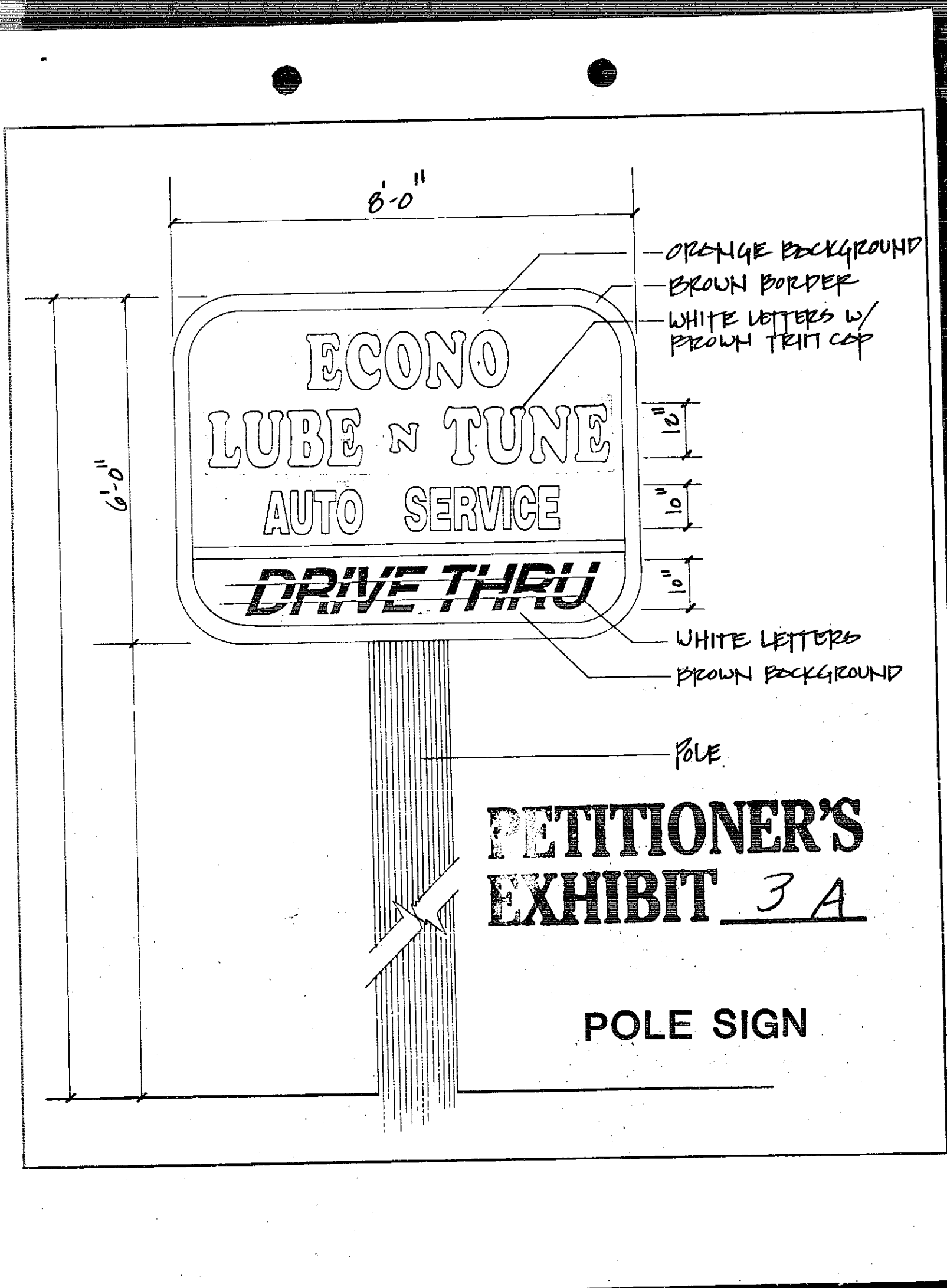
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

TEMPORARY SIGN

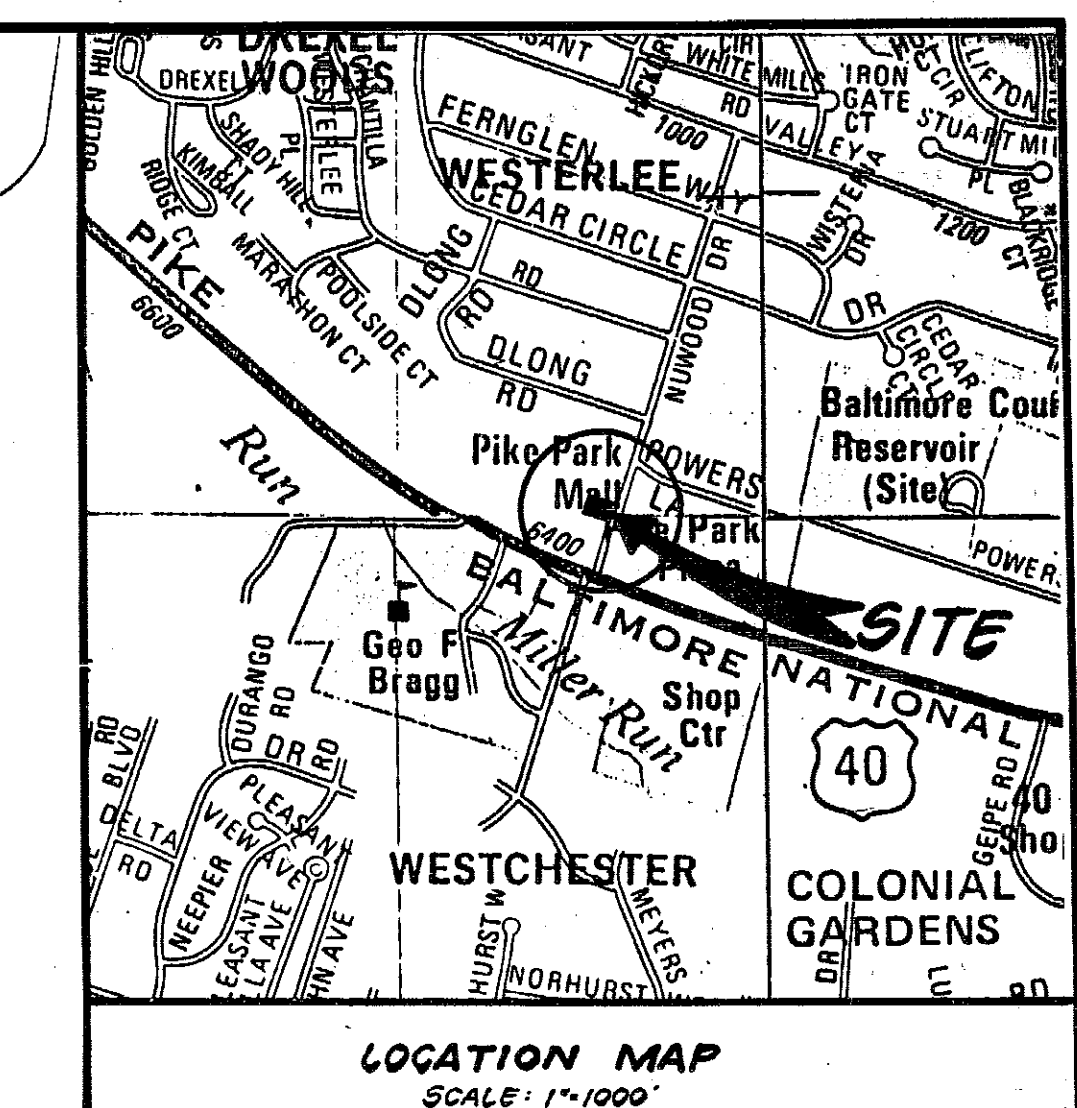
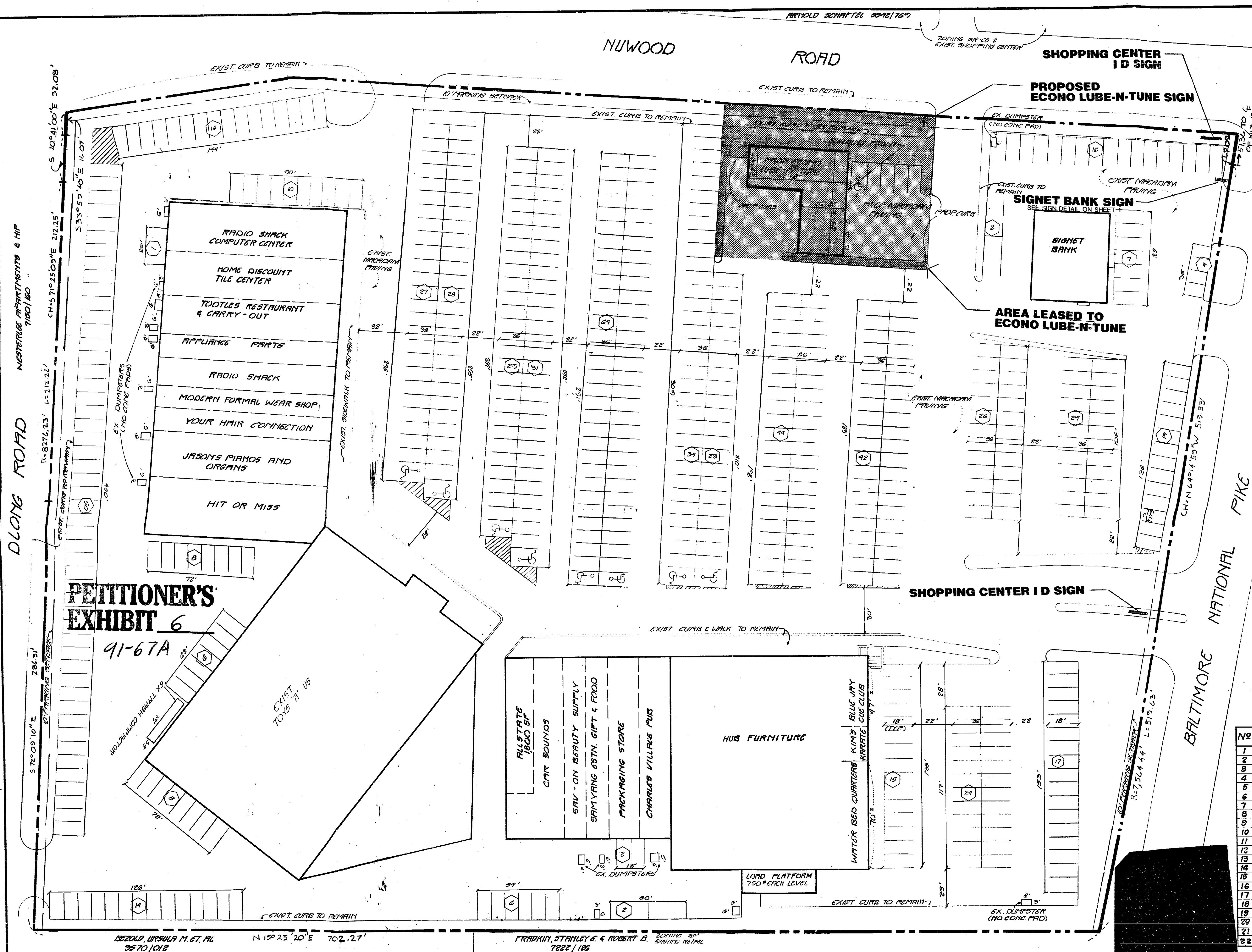


PETITIONER'S  
EXHIBIT 3

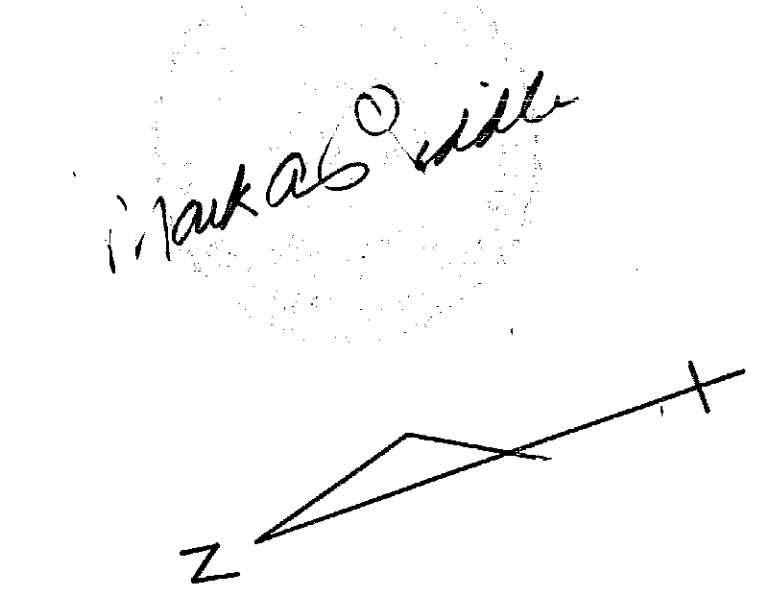








ALL SIGNS SHALL COMPLY WITH SECT. 413 OF SECT. AND ALL ZONING POLICIES.



NOTE: THIS PLAN IS INTENDED AS A PROPOSED RE-STRIPPING PLAN AND DOES NOT REFLECT EXISTING CONDITIONS.

**PARKING REQUIREMENTS**

**PROPOSED PARKING RESTAURANT:**  
 SHOPPING CENTER: (MORE THAN 100,000 S.F.)  
 5 SPACES/1000 S.F. INCLUDING ANY AREA DEVOTED TO RESTAURANTS  
 BLDG AREA (SHOPPING CTR): 112,500 S.F./200 \* 5625  
 BANK: 3000 S.F./300 \* 10  
 PROPOSED ECONO LUBE-N-TUNE: 2500 S.F./300 \* 8.3  
 TOTAL SPACES REQUIRED: 381 SPACES  
 TOTAL SPACES PROVIDED: 574 SPACES  
**EXISTING PARK REQUIREMENTS:** 112,500 S.F. (SHOPPING CTR) / 200 \* 5625 SPACES  
 BANK: 3,000 S.F. / 300 \* 10 SPACES  
 TOTAL SPACES: 572 S

ZONING: BR

NO	NAME	USE	SF
1	RADIO SHACK	COMPUTER SALES	4200
2	HOME DISCOUNT TILE	RETAIL SALES	3600
3	TOOTLES	RESTAURANT & CARRY-OUT	3000
4	APPLIANCE PARTS	KITCHEN SALES	1800
5	RADIO SHACK	ELECTRONICS SALES	2100
6	MODERN FORMAL WEAR	CLEANERS	1800
7	YOUR HAIR CONNECTION	BEAUTY SALON	1800
8	JASONS PIANOS & ORGANS	MUSICAL INSTRUMENT SALES	3600
9	HIT OR MISS	CLOTHING STORE	4700
10	TOY 'R' US	TOY SALES	36,100
11	ALLSTATE	INSURANCE AGENCY	1800
12	CAR SOUNDS	CAR STEREO SALES	3000
13	SAV-ON BEAUTY SUPPLY	BEAUTY SUPPLIES/SALES	1800
14	SAM YANG ESTN GIFT FOOD	ORIENTAL CONVENIENCE STR.	1800
15	PACKAGING STORE	PACKAGING SUPPLIES	2100
16	CHARLES VILLAGE PUB	RESTAURANT	3000
17	HUB FURNITURE	FURNITURE SALES	1800
18	BLUE JAY CUE CLUB	BILLIARDS	2830
19	KIM'S KARATE	RECREATIONAL	2830
20	WATER BED QUARTERS	FURNITURE SALES	2300
21	ECONO LUBE-N-TUNE (PROP)	SERVICE STATION	2280
22	SIGNET BANK	BANKING	3000

**PETITIONER'S EXHIBIT 6**  
 91-67A

**STV / LYON ASSOCIATES**  
 Engineers Surveyors Planners  
 21 Governor's Court Baltimore, Maryland 21207  
 Telephone: 301-944-9112

REVISIONS	
NO	DATE DESCRIPTION
1	6/30/89 PER PRE-CRE & CRE COMMENTS
2	8/12/89 SHEET NO. 2

**PLAT TO ACCOMPANY SIGN VARIANCE**  
**SHEET 2 OF 2**

**PLAN PREPARATION**  
 DRAWN BY: RT  
 DATE: 6/01/89  
 DESIGNED BY: SCALE: 1"=30'  
 CHECKED BY: [Signature] JOB NO: 61-8236

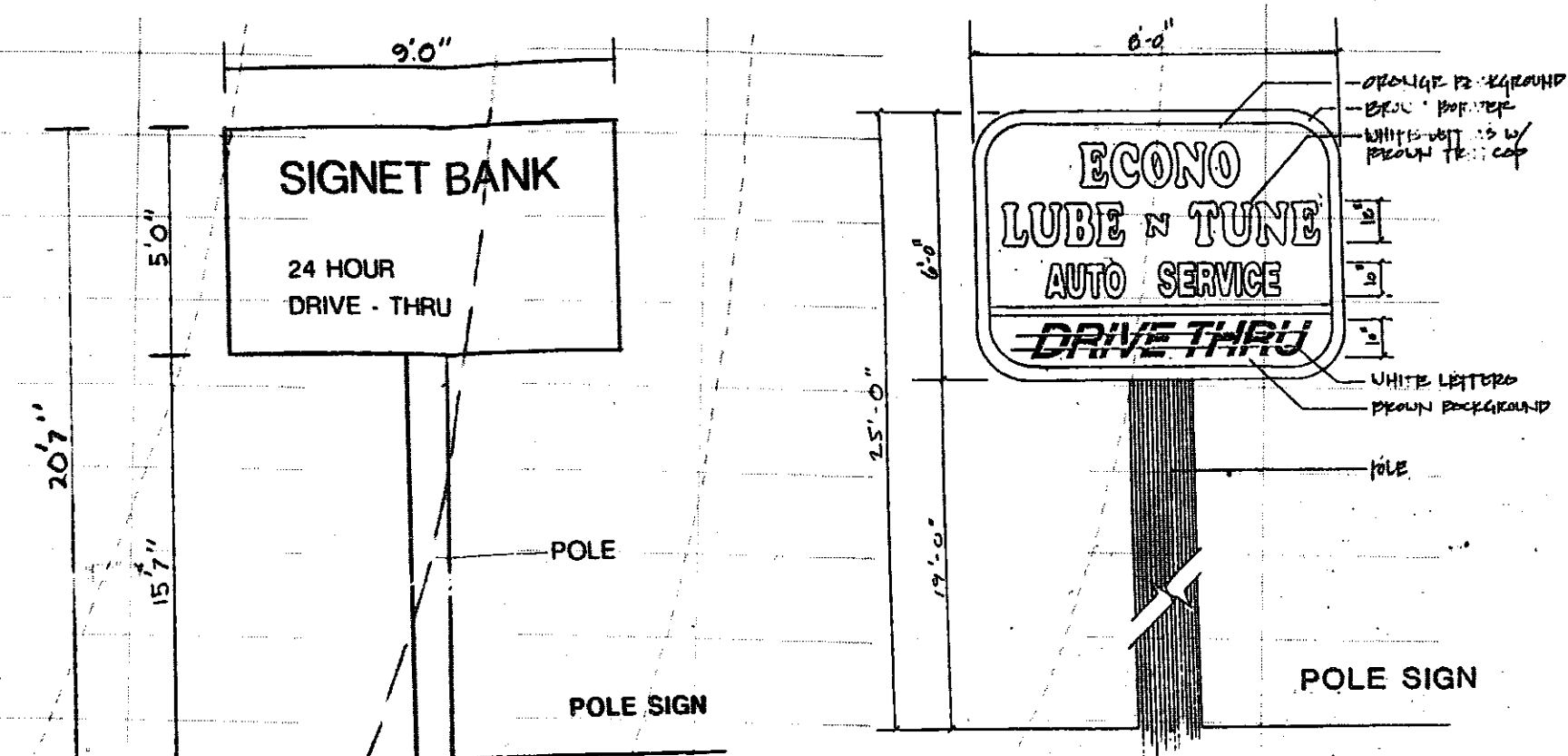
**SHOPPING CENTER PLAN**  
**ECONO LUBE-N-TUNE**  
 ONE MILE WEST SHOPPING CENTER  
 6600 BALTIMORE NATIONAL PIKE  
 BALTIMORE COUNTY, MARYLAND



BCMD GRID NORTH

SEE SHEET 2 OF 7  
MATCH LINE

NO.	BEARING	DISTANCE
1	S 19° 01' 02" W	24.18'
2	N 70° 28' 58" W	14.00'
3	N 19° 01' 02" E	24.18'
4	S 70° 28' 58" E	14.00'



**SIGN DETAIL**  
**FREE STANDING SIGN**  
**SIGNET BANK**  
(NO SCALE)

**SIGN DETAIL**  
**FREE STANDING SIGN**  
**ECONO LUBE-N-TUNE**  
(NO SCALE)

- CONSTRUCTION NOTES:**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ECONO LUBE-N-TUNE STANDARD NOTES AND SPECIFICATIONS.
  - NEW SITE IMPROVEMENTS WILL BE PERFORMED AS LISTED BELOW AND REFERENCED ON THE PLAN.
    - C-1 STRIPE PARKING AREA AS SHOWN FOR HANDICAPPED PARKING AREA.
    - C-2 INSTALL NEW HANDICAPPED PARKING SIGN. SEE SHEET C-4 FOR DETAIL.
    - C-3 INSTALL NEW 6" X 18" CONCRETE CURBING. SEE SHT. C-4 FOR DETAIL.
    - C-4 CONSTRUCT NEW TRASH DUMPSTER. SEE ARCHITECTURAL PLANS FOR DETAILS.
    - C-6 INSTALL NEW 5" REINFORCED CONCRETE APRON. SEE SHEET C-4 FOR DETAIL.
    - C-7 INSTALL WATER QUALITY CONTROL STRUCTURE. SEE SHT. C-5 FOR DETAIL.
    - C-8 REMOVE EXISTING CURBING AND PAVING. BACKFILL AND LANDSCAPE.
    - C-9 INSTALL NEW 1" WATER SERVICE.
    - C-10 INSTALL TRENCH DRAIN. SEE PROFILE ON SHEET C-5.
    - C-11 INSTALL NEW BITUMINOUS PAVING TO GRADES AND LIMITS SHOWN. SEE SHT. C-4 FOR SECTION.
    - C-12 INSTALL NEW 4" SCHEDULE 40 PVC SANITARY HOUSE CONNECTION AT 24 MINIMUM.
    - C-13 INSTALL NEW GAS SERVICE AS SHOWN.
    - C-14 INSTALL NEW OIL SEPARATOR. SEE ARCHITECTURAL PLANS FOR DETAIL.
    - C-15 PAINTSTRIPE DIRECTIONAL ARROWS AS SHOWN. PAINTED YELLOW.
    - C-16 500 GALLON WASTE OIL TANK.
    - C-17 480 GALLON OIL STORAGE TANK, 240 GAL 10/30W OIL, 240 GAL 10/40W OIL, LOCATED INSIDE BUILDING.

**GENERAL NOTES:**

- UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION RECEIVED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION, AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
- OWNER: HHM CONSTRUCTION CO.  
3809 CLARKS LANE  
BALTIMORE, MARYLAND  
L 6928 F 373
- TAX ACCOUNT NO.: 1600004478
- DEVELOPMENT NAME: ECONO LUBE-N-TUNE
- ENGINEER: STV/LYON ASSOCIATES  
21 GOVERNOR'S COURT  
BALTIMORE, MARYLAND 21207  
DONALD J. WISE, P.E. (084-9112)
- ELECTION DISTRICT: 1
- COUNCILMANIC DISTRICT: 1
- WATERSHED: 30  
SUBWATERSHED: 78
- SITE ACREAGE: GROSS: 13,300 S.F. ± OR 0.31 AC. ±  
NET: 13,300 S.F. ± OR 0.31 AC. ±
- ESTIMATED AVERAGE DAILY TRIPS: QUICK LUBE - 324
- EXISTING USE: PARKING LOT IN EXISTING SHOPPING CENTER  
PROPOSED USE: QUICK LUBE
- PARKING REQUIREMENTS: SEE OVERALL SHOPPING CENTER PLAN
- EXISTING ZONING CLASSIFICATION: BR - BUSINESS ROADSIDE
- FLOOR AREA RATIO:  
ALLOWED: 2.0  
PROPOSED: 18,480 S.F. / (99,580 S.F.) = 0.187
- LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER, AND SANITARY SEWER SERVICE CONNECTIONS AS SHOWN HEREON ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS HAS BEEN FIELD LOCATED WHERE POSSIBLE, BUT IN CASES WHERE THE LINES HAVE BEEN CONSTRUCTED AND PAVED OVER, THE CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR AN ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.
- ALL SIGNS SHALL COMPLY WITH SECTION 915 OF THE CODE AND ALL ZONING.

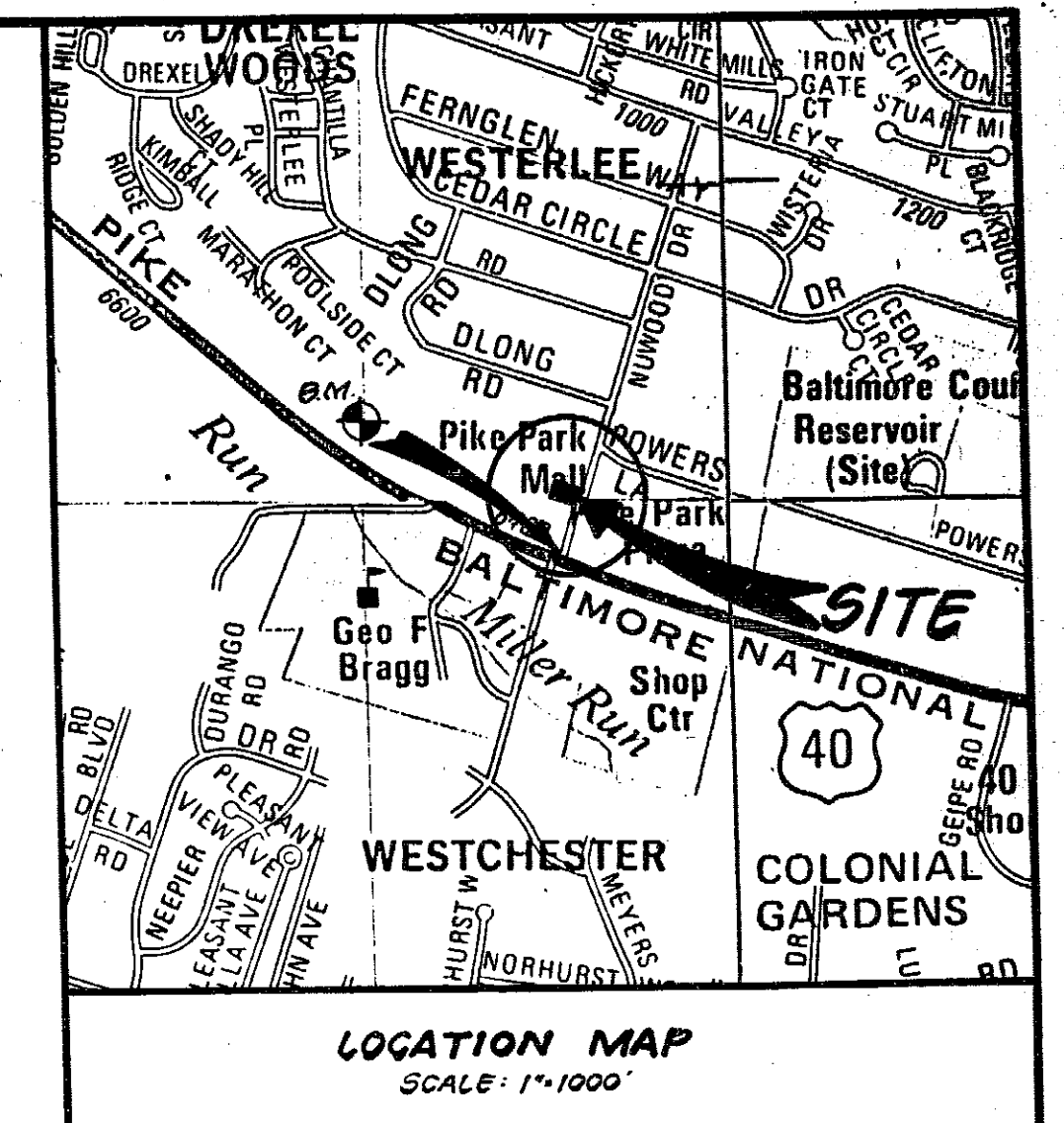
**SHEET INDEX**

- C-1 SITE & UTILITY PLAN
- C-2 UTILITY EXTENSION PLAN
- C-3 GRADING & SEDIMENT CONTROL PLAN & DRAINAGE AREAS
- C-4 SEDIMENT CONTROL NOTES & DETAILS
- C-5 PROFILES & WATER QUALITY CONTROL DETAILS
- C-6 LANDSCAPE PLAN
- C-7 SHOPPING CENTER PLAN

**BENCHMARK:**

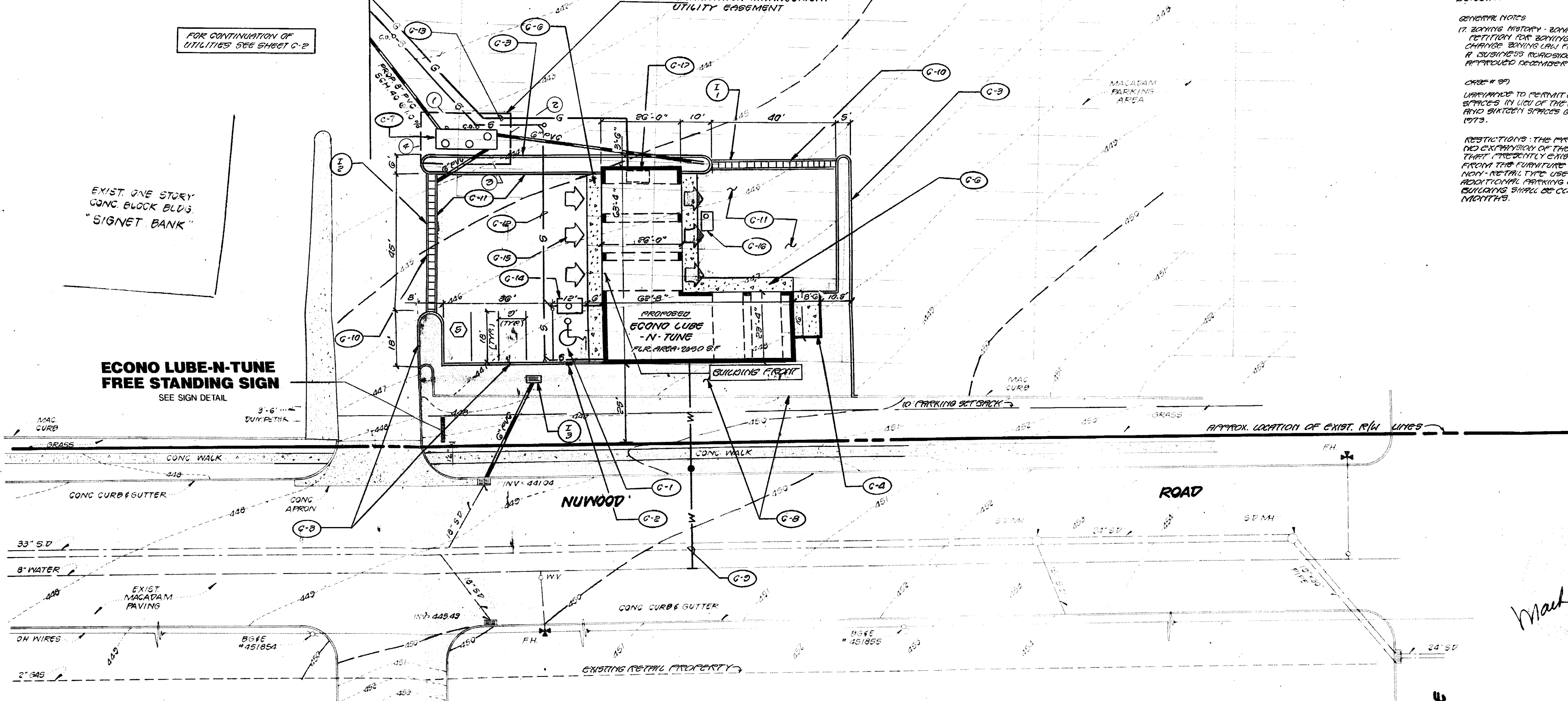
OUT IN CURB SOUTHEAST CORNER BALTIMORE NATIONAL PIKE & NUWOOD  
ELEVATION: 449.777

**NOTE:** 480 GAL OIL STORAGE LOCATED INSIDE BUILDING



**ECONO LUBE-N-TUNE**  
**FREE STANDING SIGN**  
SEE SIGN DETAIL

EXIST. ONE STORY CONC. BLOCK BLDG. "SIGNET BANK"



**PETITIONER'S EXHIBIT 7**  
**41-67A**

**STV / LYON ASSOCIATES**  
Engineers Surveyors Planners  
21 Governor's Court Baltimore, Maryland 21207  
Telephone : 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/89	PER S.W.M. COMMENTS
2	12/87	PER S.W.M. COMMENTS

**PLAT TO ACCOMPANY SIGN VARIANCE**  
**SHEET 1 OF 2**

PLAN PREPARATION	
DRAWN BY	TLB
DESIGNED BY	DAB
CHECKED BY	[Signature]
DATE	8/2/89
SCALE	1"=20'
JOB NO.	61-8236

**SITE & UTILITY PLAN**  
**ECONO LUBE-N-TUNE**  
ONE MILE WEST SHOPPING CENTER  
6600 BALTIMORE NATIONAL PIKE  
BALTIMORE COUNTY, MARYLAND